

# *APPROVED*

## *City of York Planning Commission October 28, 2019 Minutes*

### Members present:

Chairperson Wendy Duda  
Arthur Lowry  
Ron Parrish  
Maria Duncan  
Betty Johnson

### Members absent:

Francine Mills  
Amanda Berry

### Others present:

Planning Director Breakfield  
Zoning Administrator Blackston  
Brett Hanna  
Julianne Wooten

Chairperson Wendy Duda called the meeting to order at 6:05 pm.

**The first item of business** was approval of the draft Minutes from the September 30, 2019 meeting.

Upon a Motion by Maria Duncan, seconded by Betty Johnson, the Commission unanimously approved the draft Minutes as submitted.

**The second item of business** was discussion of a zoning text amendment application to allow solar farms in R7 – Residential, HC – Highway Commercial, and/or GI – General Industrial zoning districts subject to specified requirements.

Representing the application, Brett Hanna and Julianne Wooten presented their very detailed proposal. The applicants indicated that the proposed amendment was comprehensive in nature and provided conditions to cover different scenarios encountered in other jurisdictions; furthermore, the applicants indicated that the special exception provision for R7- Residential zoning districts would give the City the ultimate review authority for any proposed solar farm project in that district.

By affirmation, the Planning Commission indicated that it would like to take some time to review the detailed proposal and discuss the item again at its next meeting. The Commission particularly questioned whether solar farms would be appropriate in a R7 district and whether York County had approved a similar set of requirements.

Also, the applicants mentioned a future rezoning application for particular properties on Sharon Road and indicated that the potential solar farm project would:

1. Increase the tax base.
2. Not burden the school and utility systems.
3. Not adversely affect the environment or the subject property specifically.
4. Meet all city, state and federal requirements.

The Commission indicated a desire to avoid spot zoning when rendering a recommendation regarding the future rezoning request.

The Commission also discussed the following:

1. In order to properly understand Meritage Homes' recent single family dwelling subdivision proposal at the intersection of South Pacific Avenue and Hunter Street, the Commission indicated a desire to setup a tour of Meritage Homes communities in the area. Planning Director Breakfield indicated that city staff would work to set up the tour.
2. The Commission received as information a subdivision plat exemption for property referenced by York County tax parcel # 0700510004 on Charlotte Street.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

cc: File – Planning Commission 10-28-19  
Seth Duncan, City Manager